

OFFICER REPORT FOR COMMITTEE

DATE: 15/09/2021

P/21/0988/FP/O

MR SAM CLARK

PORTCHESTER EAST

AGENT: MR PAUL GOSLING

SINGLE STOREY REAR EXTENSION, LOFT EXTENSION (INCLUDING RAISING THE RIDGE LEVEL, CHANGING FLAT ROOFS TO PITCHED ROOFS, SIDE DORMERS AND REAR GABLE), ALTERATIONS TO FENESTRATION

SPINNEY VIEW, 35 PENTLAND RISE, PORTCHESTER, PO16 8JP

Report By

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1.0 Introduction

- 1.1 This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

2.0 Site Description

- 2.1 The application site comprises the residential curtilage of a two-storey detached dwelling located on the north side of Pentland Rise.

3.0 Description of Proposal

- 3.1 Permission is sought for a single storey rear extension, changes to the fenestration and a loft conversion to include a raise in the ridge of the roof, a new front facing second floor gable window, changing existing flat roofs to pitched roofs, side dormer windows and a rear gable.

4.0 Policies

- 4.1 The following policies apply to this application:

National Planning Policy Framework (NPPF)

Adopted Fareham Borough Core Strategy

CS17 High Quality Design

Adopted Development Sites and Policies

DSP3 Impact upon neighbouring properties

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

5.0 Relevant Planning History

- 5.1 There are no relevant previous applications

6.0 Representations

6.1 None

7.0 Consultations

Ecology

7.1 No objections with suggested condition.

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Impact on the character and appearance of the area;
- b) Impact upon neighbouring properties;
- c) Ecology

a) Impact on the character and appearance of the area

8.2 Number 35 Pentland Rise is one of 5 detached properties which were built around the same period in approximately the 1930's or 1940's.

8.3 The properties have had additions over time including the application property which has two storey front and side extensions with flat parapet roofs. Other properties in this row have been altered with additions such as cladding, render or a different fenestration style. It is also noted that the immediate neighbour to the west (number 33) benefits from a planning permission (P/20/1069/FP) for a two storey side extension with loft alterations and a front facing, dormer window.

8.4 Much of the proposal will be visible from within the street scene. A new gable ended pitched roof is proposed over the existing flat roofed front extension, extending up into the roof space and a hipped roof over the existing flat roof side extension.

8.5 The front facing gable referred to is considered to be an acceptable addition although the design could have been further refined by a reduction in the eaves height of this feature to be consistent with the eaves of the house. The roof extension over the current flat roof side of the dwelling is considered to improve the appearance of the property, creating a roof shape that better reflects the original roof than the existing flat roof and parapet wall finish.

8.6 The increase in the ridge height is approximately 0.2 metres and this is considered to be minimal and not considered to result in a negative impact upon the character and appearance of the area especially given that the land is falling west to east such that the two neighbours to the application site are on different levels. The roof increase would not be conspicuous as a result of these relationships. Even with this level fall across the site the rear roof

alterations (changing from a hip to gable) whilst visible between properties is not considered to be demonstrably harmful to the character of the area.

- 8.7 The side dormer windows, whilst of a flat roofed design, are set back from the front elevation of the property by approximately 4.3 metres and are set down from the main ridge of the roof, giving them a subservient appearance. Whilst not a high quality design solution, certain additions to the existing roof could be undertaken under permitted development that could result in a similar flat roofed roofscape without the need for an express planning permission.
- 8.8 Furthermore, there are also a number of dormer windows present within the immediate vicinity of the application site, some with flat roofs. The planning permission for number 33 (the immediate neighbour to the west) also includes a front facing dormer window.
- 8.9 On balance, whilst the design solution for the proposed roof is not of the highest architectural quality and design; it is accepted that there are certain permitted development works that could be undertaken to the property which could have similar design solutions. This permitted development fall back coupled with the valid permission on the immediate neighbour plus the variety of house types and alterations described in the immediate surroundings is such that the proposals are considered to accord with Policy CS17 of the Local Plan Part 1: Core Strategy.
 - b) Impact upon neighbouring properties
- 8.10 The proposed single storey rear extension measures 4.5 metres deep and is finished with a flat roof at 3 metres high.
- 8.11 The properties on either side both extend further backwards than the application property as existing in excess of 2 metres. This stagger results in approximately half of the proposed extension being absorbed by the neighbouring properties.
- 8.12 A gable ended roof is proposed to the rear of the property which includes a Juliette balcony. The property to the rear is set at an angle to the application property and is in excess of 50 metres away. The proposed windows and balcony will be in excess of 20 metres away from the boundary that they look towards.
- 8.13 Fareham's Design Guidance SPD states that first floor windows should be a minimum of 11 metres away from the boundary that they look towards. Therefore, the gable end with windows and Juliette balcony are not considered to result in an unacceptable adverse impact upon the neighbouring properties.
- 8.14 The dormer window proposed on the western side has one side facing window within it which will serve the en-suite bathroom and be obscure glazed with a top opener only. This window will face onto the neighbouring roof. The application property also has an existing window at first floor within this side

elevation.

- 8.15 The roof extension proposed to the eastern side does not have any side facing windows only a glazed panel facing into the rear garden.
- 8.16 For the reasons given above, the proposals are not considered to result in an unacceptable adverse impact upon the neighbouring properties by way of a loss of light, outlook and/ or privacy and comply with Policy DSP3 of the Local Plan Part 2: Development Sites and Policies.

c) **Ecology**

- 8.17 A Phase 1 Ecology report was submitted with the application that confirms that the site is of low ecological value and the property is of negligible potential for roosting bats.
- 8.18 The Councils Ecologist was consulted during the course of the application and raised no objections and suggested that a condition be added to ensure the recommendations and enhancements stated in the report are carried out.

Summary

- 8.19 The proposal will not result in an unacceptable adverse impact upon any of the neighbouring properties or the character and appearance of the area and is compliant with Local Plan policies.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development shall be carried out in accordance with the following approved documents:
 - a) Drawing No: 001 rev A – Existing Plans
 - b) Drawing No: 002 rev A – Proposed Plans
 - c) Drawing No: 003 rev A – Proposed Section
 - d) Drawing No: 004 rev A – Proposed Details
 - e) Drawing No: 005 rev A – Proposed Details
REASON: To avoid any doubt over what has been permitted.

3. No development hereby permitted shall proceed beyond damp proof course level until details of all proposed external facing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.
REASON: To secure the satisfactory appearance of the development.

4. The development hereby approved shall be carried out in full accordance with the recommendations and enhancements set out in the approved Ecological Report by Ecosupport dated June 2021 submitted as part of the application. None of the development hereby approved shall be first occupied until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.
REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

FAREHAM

BOROUGH COUNCIL



Spinney View
35 Pentland Rise
Scale: 1:1,250



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